

MACOMB TOWNSHIP BOARD OF TRUSTEES REGULAR MEETING HELD ON
WEDNESDAY FEBRUARY 12, 2003
AT 7:00 P.M.

LOCATION: MACOMB TOWNSHIP MEETING CHAMBERS
54111 BROUGHTON ROAD
MACOMB, MICHIGAN 48042

PRESENT: MICHAEL KOEHS, CLERK
MARIE MALBURG, TREASURER
TRUSTEES: JANET DUNN
KENNETH MEERSCHAERT, JR.
DINO F. BUCCI, JR.
CHARLES OLIVER

ABSENT: JOHN D. BRENNAN

Also in attendance: Larry Dloski, Township Attorney
Jerome R. Schmeiser, Community Planning Consultant
David Lakin, Manager for Spalding & DeDecker Associates.
James Van Tiflin, Project Manager for Spalding & DeDecker
Associates. (Additional attendance record on file with Clerk)
James Gelios, Township Deputy Clerk

Call Meeting to Order

MOTION by DUNN seconded by MALBURG to temporarily appoint Clerk Koehs as the Chairman for the meeting of February 12, 2003 due to the absence of Supervisor John D. Brennan.

MOTION carried.

PLEDGE OF ALLEGIANCE

Clerk KOEHS requested a moment of silence for the event that has occurred for the United States Astronauts. Clerk KOEHS also requested an additional moment of Silence for loss of Mr. John D. Brennan's mother Norma J Brennan.

1. Roll Call

James Gelios, Deputy Clerk called the Roll. Supervisor BRENNAN not present.

MOTION by OLIVER seconded by DUNN to exclude the name of Supervisor John D. Brennan for all future Motions and Roll Calls for the meeting of February 12, 2003.

MOTION carried

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2. Approval of Agenda Items (with any addendum's)

MOTION by DUNN seconded by MALBURG to approve the amended agenda as discussed.

MOTION carried.

3. Approval of Bills

MOTION by OLIVER seconded by MEERSCHAERT to approve the bills as submitted.

MOTION carried.

4. Approval of Meeting Minutes:

MOTION by OLIVER seconded by DUNN to approve the meeting minutes of January 22, 2003 as submitted and amended.

MOTION carried.

5. Public Comments (Non Agenda items only - 3 minute time limit)

Sharon Palazzolo, 52512 Westcreek Drive, Macomb Michigan 48042. Mrs. Palazzolo stated her existing problems with the developer responsible for the condominiums in which she currently resides. Mrs. Palazzolo reviewed in detail her approach in attempting to receive help from the developer, name stated as Mr. Henderson. Mrs. Palazzolo reviewed the previous conversations she has had with the Township concerning the matter. Mrs. Palazzolo held further discussion with Clerk KOEHS. Clerk KOEHS stated the matter will be reviewed as soon as possible and the Township will notify Mrs. Palazzolo with the status.

6. Rescind motion from the January 8, 2003 meeting minutes item no. 21 the Industrial Development District Application; Rock Tops Inc. Permanent Parcel No. 08-17-300-013. Code No. 3281 Granite Cut and Shape.

Larry Dloski, Township Attorney held a detailed discussion with Mr. Gregory Randazzo concerning the submitted Industrial Development District Application.

MOTION by OLIVER seconded by BUCCI to rescind the motion at the January 8, 2003 Board Meeting, to schedule the public hearing date for The Industrial Development District Application; Rock Tops Inc. Permanent Parcel No. 08-17-300-013. Code No. 3281 Granite Cut and Shape.

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**FOR THIS MOTION: DUNN, MEERSCHAERT, MALBURG, OLIVER, BUCCI,
KOEHS.**

OPPOSED: NONE.

ABSENT: BRENNAN.

MOTION to rescind approval approved.

PUBLIC HEARING:

7. Industrial Development District Application; Rock Tops Inc. Permanent Parcel No. 08-17-300-013. Code No. 3281 Granite Cut and Shape.

No action. The item was removed from the agenda.

PLANNING COMMISSION:

8. Request to adopt the Industrial Development District Resolution; Rock Tops Inc. Permanent Parcel No. 08-17-300-013. Code No. 3281 Granite Cut and Shape.

No action. The item was removed from the agenda.

9. Extension of Time for Tentative Preliminary Plat Quadrate Industrial Subdivision; Located north of 23 Mile Road and approximately 2600' feet east of Hayes Road. Permanent Parcel No. 08-18-400-004, 005 and part of 006.

Clerk KOEHS reviewed the requested extension of time.

MOTION by MEERSCHAERT seconded by DUNN to approve the Extension of Time for Tentative Preliminary Plat Quadrate Industrial Subdivision; Located north of 23 Mile Road and approximately 2600' feet east of Hayes Road. Permanent Parcel No. 08-18-400-004, 005 and part of 006. Date of expiration January 29, 2004.

MOTION carried.

10. Extension of Time for Tentative Preliminary Plat; Tesner Park Subdivision; Located on the southeast of corner of Card Road and Brantingham Road, Lehner and Associates, Petitioner. Permanent Parcel No. 08-35-300-032 and 033.

Clerk KOEHS reviewed the requested extension of time.

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MOTION by DUNN seconded by MALBURG to approve the Extension of Time for Tentative Preliminary Plat; Tesner Park Subdivision; Located on the southeast of corner of Card Road and Brantingham Road, Lehner and Associates, Petitioner. Permanent Parcel No. 08-35-300-032 and 033. Date of expiration April 11, 2004.

MOTION carried.

11. Request to authorize the review of the Amendment to the Zoning Ordinance Text to eliminate Nurseries from a Residential Urban One Family (R-1) zone.

Jerome R. Schmeiser, Community Planning Consultant reviewed the request.

Public Portion: None.

MOTION by MEERSCHAERT seconded by BUCCI to approve the request to authorize the review of the Amendment to the Zoning Ordinance Text to eliminate Nurseries from a Residential Urban One Family (R-1) zone and the other items listed in the handouts.

MOTION carried.

12. Land Division Variance Request Section 17-140 (B) Landscape; Emerald Green Subdivision; Located west of Luchtman Road and ¼ mile south of 26 Mile Road. Di-Kar Development, Petitioner. Permanent Parcel No. 08-05-200-004.

Jerome R. Schmeiser, Community Planning Consultant reviewed the request.

Public Portion: None.

Petitioner: Kirk Maas, Representative on behalf of Emerald Green Company, present.

MOTION by BUCCI seconded by MEERSCHAERT to approve the Land Division Variance Request Section 17-140 (B) Landscape; Emerald Green Subdivision; Located west of Luchtman Road and ¼ mile south of 26 Mile Road. Di-Kar Development, Petitioner. Permanent Parcel No. 08-05-200-004. Date of expiration June 1, 2003.

MOTION carried.

13. Final Plat; Castle Mar Subdivision; Located north of 23 Mile Road and west of Card Road. Marcast Development, Petitioner. Permanent Parcel No. 08-15-476-010 & 011.

Jerome R. Schmeiser, Community Planning Consultant reviewed the request.

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Public Portion: None.

Petitioner: Simone Mauro, 48536 Van Dyke Shelby Township Michigan, present.

MOTION by OLIVER seconded by DUNN to approve the Final Plat and authorize the Township Clerk to sign the Mylar; Castle Mar Subdivision; Located north of 23 Mile Road and west of Card Road. Marcast Development, Petitioner. Permanent Parcel No. 08-15-476-010 & 011.

MOTION carried.

14. Final Plat; Wolverine Trace Subdivision Phase I & II; Located north of 25 Mile Road and approximately 420' feet east of Luchtman Road; Tiamo LLC, Petitioner. Permanent Parcel No. 08-04-300-022.

Jerome R. Schmeiser, Community Planning Consultant reviewed the request.

Public Portion: None.

Petitioner: John Vesper, 42100 Garfield Road Clinton Township Michigan.

MOTION by MEERSCHAERT seconded by OLIVER to approve the Final Plat Phase I & II and authorize the Township Clerk to sign the Mylar; Wolverine Trace Subdivision; Located north of 25 Mile Road and approximately 420' feet east of Luchtman Road; Tiamo LLC, Petitioner. Permanent Parcel No. 08-04-300-022.

MOTION carried.

15. Rezoning Request; Agricultural (AG) to Residential Urban One Family (R-1); Located on the south side of 24 Mile Road and approximately ½ mile east of Card Road. John Cavaliere, Petitioner. Permanent Parcel No. 08-14-100-003.

Jerome R. Schmeiser, Community Planning Consultant reviewed the request.

Public Portion: None.

Petitioner: Not present.

MOTION by OLIVER seconded by DUNN to approve the Rezoning Request; Agricultural (AG) to Residential Urban One Family (R-1); Located on the south side of 24 Mile Road and approximately ½ mile east of Card Road. John Cavaliere, Petitioner. Permanent Parcel No. 08-14-100-003.

MOTION carried.

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16. Rezoning Request; Agricultural (AG) to Commercial Shopping Center (C-3);
Located on the west side of Romeo Plank Road and approximately 670' south of
26 Mile Road. Pirrone Investment Co, Petitioner. Permanent Parcel No. 08-06-
200-036.

Tabled per the petitioners request.

NEW BUSINESS:

Add-On:

- 16a. CPI Number for Computing Engineering Plan Review Fees SDA Job No. MA02-
027.

James Van Tiflin, Project Manager for Spalding & DeDecker reviewed the request.

**MOTION by DUNN seconded by OLIVER to approve the CPI Number for
Computing Engineering Plan Review Fees SDA Job No. MA02-027. The new CPI
number for the 2003 525.18 as submitted.**

MOTION carried.

Add-On:

- 16b. 2003 Annual Hourly Rate Schedule

James Van Tiflin, Project Manager for Spalding & DeDecker reviewed the request.

**MOTION by OLIVER seconded by DUNN to adopt the 2003 Annual Hourly Rate
Schedule as submitted.**

MOTION carried.

17. Sheriff Department Request to remove and replace the existing flag pole located
at the Sheriff Department Sub Station.

Clerk KOEHS reviewed the request.

**MOTION by DUNN seconded by MALBURG to approve the Sheriff Department
Request to remove and replace the existing flag pole located at the Sheriff
Department Sub Station. Total cost for the replacement one thousand eighty five
dollars and 00/100 (\$1,085.00) in addition to the maintenance agreement once a year
total cost of one hundred eighty five dollars and 00/100 (\$185.00) as submitted.**

MOTION carried.

18. Discussion on the Standard Street lighting Fixture and procedures for installation.

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James Van Tiflin, Project Manager for Spalding & DeDecker reviewed the request.

Public Portion: Cynthia Willaert, 47459 Beacon Square Drive, Macomb Michigan 48044
Cynthia Willaert stated her comments and concerns regarding the involved fees. The Board held further discussion with the Township Resident.

MOTION by DUNN seconded by OLIVER to approve the minimum Standard Street lighting Fixture the recommended Acorn 12' post style light and the approval of the procedures for installation as proposed in writing by the Township Engineer.

MOTION carried.

19. Engineers Payment Certificate No. 3 – Final; Community Development Block Grant (CDBG). Job No. MAOOO25 Project: Lynnhurst Road / Harrellson Road paving.

James Van Tiflin, Project Manager for Spalding & DeDecker reviewed the request.

MOTION by DUNN seconded by OLIVER to approve payment for the Engineers Payment Certificate No. 3 – Final; Community Development Block Grant (CDBG). Job No. MAOOO25 Project: Lynnhurst Road / Harrellson Road paving as submitted.

MOTION carried.

20. Request public hearing date for Street Lighting Proposal and Agreement Request; Fairways of Macomb Subdivision Phase No. 2; Located north of 23 Mile Road and approximately 1772' feet west of Card Road. Permanent Parcel No. 08-15-401-001.

Clerk KOEHS reviewed the request.

MOTION by BUCCI seconded by MALBURG to approve the Request to set the public hearing date March 12, 2003 for Street Lighting Proposal and Agreement Request; Fairways of Macomb Subdivision Phase No. 2; Located north of 23 Mile Road and approximately 1772' feet west of Card Road. Permanent Parcel No. 08-15-401-001.

MOTION carried.

21. Request for Model Permits Urban Meadows Subdivision; lots 42, 43, 44 and 45 Located on the north side of Hall Road west of Fairchild Road. Section 36.
Petitioner: Gregory Iacobelli, representative present.

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MOTION by OLIVER seconded by DUNN to approve the Request for Model Permits Urban Meadows Subdivision; lots 42, 43, 44 and 45 Located on the north side of Hall Road west of Fairchild Road. Section 36.

MOTION carried.

OLD BUSINESS:

22. Request for Sanitary Sewer Extension; Proposed Fallbrooke Farms Subdivision; Located north of 25 Mile Road and approximately 700' west of Broughton Road. Elro Corporation, Petitioner. Permanent Parcel No. 08-04-400-025, 026 & 028.

MOTION by BUCCI seconded by MALBURG to approve the Request for Sanitary Sewer Extension; Proposed Fallbrooke Farms Subdivision; located north of 25 Mile Road and approximately 700' west of Broughton Road. Elro Corporation, Petitioner. Permanent Parcel No. 08-04-400-025, 026 & 028. This motion is contingent upon the Township Engineer establishing the bond amount and that the bond be posted by the developer.

MOTION carried.

23. Request Release of the Monuments and Irons Bond: Lancaster Subdivision Phase II; Located west of Heydenreich Road and approximately 2100 feet north of 21 Mile Road. Permanent Parcel No. 08-28-400-001.

MOTION by OLIVER seconded by MEERSCHAERT to approve the Request of Release of the Monuments and Irons Bond (\$2,395.00): Lancaster Subdivision Phase II; Located west of Heydenreich Road and approximately 2100 feet north of 21 Mile Road. Permanent Parcel No. 08-28-400-001.

MOTION carried.

24. Request Release of the Wall Sign Bond; Discount Nutrition; Located on the Southeast corner of 21 Mile Road and Garfield Road; Section 32 Address: 16784 21 Mile Road. Permanent Parcel No. 08-32-100-022.

MOTION by DUNN seconded by MALBURG to approve the Request of Release of the Wall Sign Bond (\$500.00); Discount Nutrition; Located on the Southeast corner of 21 Mile Road and Garfield Road; Section 32 Address: 16784 21 Mile Road. Permanent Parcel No. 08-32-100-022.

MOTION carried.

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Add-On

PARKS & RECREATION DEPARTMENT

Add-On

24a. Request of nine (9) recommendations from Skanska U.S.A Building Inc. for the Community Center Project.

Salvatore DiCaro, Parks and Recreation Director reviewed the received recommendations from Skanska U.S.A. Building Inc. (our construction manager) for bid awards on nine areas of work to begin the community center project.

MOTION by DUNN seconded by MALBURG to award the bid to Masonry (2C) Monte Costella & Co. in the amount of one million three hundred and seventeen thousand one hundred and twenty six dollars and 00/100 (\$1,317,126.00).

MOTION carried.

MOTION by DUNN seconded by OLIVER to award the bid to Structural & Miscellaneous Steel (2D) Cass Erectors in the amount of five hundred and eleven thousand seven hundred and twenty six dollars and 00/100 (\$511,726.00).

MOTION carried.

MOTION by DUNN seconded by MALBURG to award the bid to Rough & Finish Carpentry (2E) Westwood Carpentry in the amount of three hundred and seven thousand six hundred and forty eight dollars and 00/100 (\$307,648.00).

MOTION carried.

MOTION by DUNN seconded by MALBURG to award the bid to Hollow Metal & Finish hardware (2I) Russell Hardware in the amount of seventy three thousand nine hundred and forty three dollars and 00/100 (\$73,943.00).

MOTION carried.

MOTION by DUNN seconded by BUCCI to award the bid to Drywall & Acoustical (2K) Ann Arbor Ceiling and Partition in the amount of six hundred and sixty one thousand seven hundred and ninety four dollars and 00/100 (\$661,794.00).

MOTION carried.

MOTION by DUNN seconded by OLIVER to award the bid to Carpet & Resilient Flooring (2N) Floorcraft Floorcovering in the amount of seventy three thousand seven hundred and twenty three dollars and 00/100 (\$73,723.00).

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MOTION carried.

MOTION by DUNN seconded by MALBURG to award the bid to Athletic Equipment (2R) C & M Associates in the amount of fifty three thousand six hundred and forty one dollars and 00/100 (\$53,641.00).

MOTION carried.

MOTION by DUNN seconded by MALBURG to award the bid to Plumbing (2W) Heights Heating in the amount of four hundred and seventy four thousand seven hundred dollars and 00/100 (\$474,700.00).

MOTION carried.

MOTION by DUNN seconded by OLIVER to award the bid to Electrical (2Z) Roseville Electric in the amount of nine hundred and fifty four thousand seven hundred and twenty nine dollars and 00/100 (\$954,729.00).

MOTION carried.

BOARD COMMENTS: None.

SUPERVISOR COMMENTS: None.

CLERK COMMENTS:

Add-On:

25a. Request for two (2) Planning Commission Members to attend the Access Management Seminar.

MOTION by OLIVER seconded by BUCCI to approve the Request for two (2) Planning Commission Members to attend the Access Management Seminar. Planning Commission Members: Edward Gallagher, and Michael D. Koehs. The cost of sixty five dollars and 00/100 (\$65.00) per person plus mileage as submitted.

MOTION carried.

Add-On

25b. Township Fire Department Personnel Issue.

The Macomb Township Board of Trustees and Township Attorney held a detailed discussion concerning Lieutenant Thomas Habel, Macomb Township Fire Fighter. Chief Ray Ahonen, Lieutenant Thomas Habel, Steve Anderson Local Union President of the Macomb Township Fire Department, Captain David Myny, Richard Maierle Union

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Steward, Troy Scott Labor specialist stated their comments and concerns regarding Lieutenant Thomas Habel.

MOTION by OLIVER seconded by DUNN to follow the recommendation of Fire Department Chief Ray Ahonen for termination of Lieutenant Thomas Habel Macomb Township Fire Fighter as submitted.

MOTION carried.

TREASURER COMMENTS:

TRUSTEES COMMENTS:

Trustee DUNN held further discussion with the members of the Board regarding the Township Hall sign status.

Roger Krzeminski, Township Planning Commission Board member reviewed his request to attend the Access Management Seminar.

MOTION by MEERSCHAERT seconded by BUCCI to approve the Request for Roger Krzeminski to attend the Access Management Seminar. The cost of sixty five dollars and 00/100 (\$65.00) per person plus mileage.

MOTION carried.

ADJOURNMENT

MOTION by MEERSCHAERT seconded by OLIVER to adjourn the meeting at 9:18P.M.

MOTION carried.

Respectfully,

John D. Brennan, Supervisor

Michael D. Koehs, Clerk

Gabrielle M. Baker, Recording Secretary
MDK/gmb